128.0	0004	0003.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,087,300 / 1,087,300
					USE VALUE: 1,087,300 / 1,087,300
					ASSESSED: 1,087,300 / 1,087,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30	-32	WALNUT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BIENAIME GIOVANNA/TRUSTEE
Owner 2:	SUNSHINE REALTY TRUST
Owner 3:	
Street 1:	PO BOX 555
Street 2:	
Twn/City:	SOMERVILLE
St/Prov:	MA Cntry: Own Occ: N
Postal:	02143 Type:

PREVIOUS OWNER

Owner 1:	VAN DIJK WILLEM F -
Owner 2:	VAN DIJK CLAUDIA J -
Street 1:	30 WALNUT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .193 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1901, having primarily Vinyl Exterior and 2693 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	8388.000	550,000		537,300	1,087,300
Total Card	0.193	550,000		537,300	1,087,300
Total Parcel	0.193	550,000		537,300	1,087,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 403.83 /Parcel: 403.83

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

83386

GIS Ref

GIS Ref

Insp Date

03/09/18

!10058!

PREVIOUS ASSESSMENT

Parcel ID: 128.0-0004-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	550,000	0	8,388.	537,300	1,087,300		Year end	12/23/2021
2021	104	FV	524,300	0	8,388.	537,300	1,061,600		Year End Roll	12/10/2020
2020	104	FV	523,100	0	8,388.	537,300	1,060,400	1,060,400	Year End Roll	12/18/2019
2019	104	FV	401,600	0	8,388.	503,700	905,300	905,300	Year End Roll	1/3/2019
2018	104	FV	401,600	0	8,388.	416,400	818,000	818,000	Year End Roll	12/20/2017
2017	104	FV	375,800	0	8,388.	382,800	758,600	758,600	Year End Roll	1/3/2017
2016	104	FV	375,800	0	8,388.	349,300	725,100	725,100	Year End	1/4/2016
2015	104	FV	333,300	0	8,388.	342,500	675,800	675,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:02:05

LAST REV

Date	Time
07/23/19	10:56:26
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10058

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VAN DIJK WILLEM	59766-301		8/15/2012		600,000	No	No		
NORTON SHEILA F	30863-131		11/15/1999		439,000	No	No		
	20613-178		6/1/1990		1	No	No		A

USER DEFINED

Prior Id # 1:	83386
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/7/2019	307	Insulate	8,348	C				
11/14/2012	1485	Redo Kit	5,000	C				
11/14/2012	1484	Redo Kit	5,000	C				
5/7/2001	264	Re-Roof	4,200	C				

ACTIVITY INFORMATION

Date	Result	By	Name
3/9/2018	MEAS&NOTICE	HS	Hanne S
5/1/2013	Info Fm Prmt	EMK	Ellen K
12/31/2008	Measured	372	PATRIOT
11/29/2000	Measured	243	PATRIOT
3/15/2000	Inspected	276	PATRIOT
12/9/1999	Mailer Sent		
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		8388		Sq. Ft.	Site		0	80.	0.80	9									537,315						537,300	

Total AC/HA: 0.19256 | Total SF/SM: 8388 | Parcel LUC: 104 Two Family | Prime NB Desc: Brackett | Total: 537,315 | Spl Credit: | Total: 537,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1901	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	E - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	50	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	1 - AB Avg		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.03997207
Const Adj.:	1.18399036
Adj $ / SQ:	221.637
Other Features:	116000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	797098
Depreciation:	247101
Depreciated Total:	549998

COMMENTS

OF=TOILET IN UPSTAIRS APT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

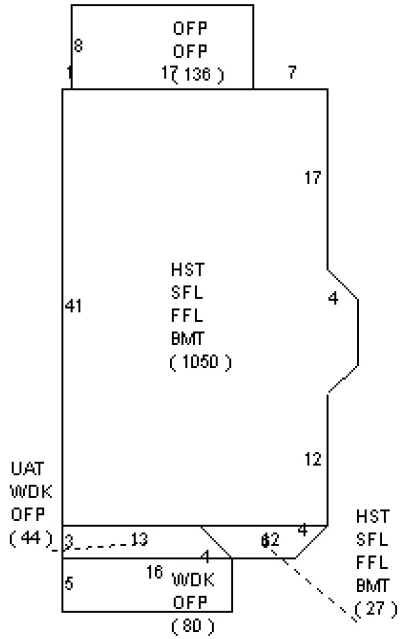
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	221.64
Special Features:	0	Val/Su Net:	127.88
Final Total:	550000	Val/Su SzAd	204.27

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,077	66.490	71,611
FFL	First Floor	1,077	221.640	238,703
SFL	Second Floor	1,077	221.640	238,703
HST	Half Story	539	221.640	119,352
OFP	Open Porch	396	24.470	9,690
WDK	Deck	124	16.650	2,065
UAT	Upper Attic	11	88.650	975
	Net Sketched Area:	4,301	Total:	681,099
Size Ad	2692.5	Gross Area	4872	FinArea 2693

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

128.0-0004-0003.0

IMAGE

AssessPro Patriot Properties, Inc